TOWN OF ELSMERE PLANNING COMMISSION MEETING MINUTES March 18, 2014 6:30 P.M.

.

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

CHAIRMAN	CHARLES LINDELL	PRESENT
COMMISSIONER	ROBERT ANDERSON	PRESENT
COMMISSIONER	LEON BACKER	PRESENT
COMMISSIONER	ANDREW FAVREAU	PRESENT
COMMISSIONER	ERIN L. HURST	PRESENT
COMMISSIONER	MARIANNE SKIPSKI	PRESENT
COMMISSIONER	ROBERT SWAIN	ABSENT

APPROVAL OF MINUTES:

None

OLD BUSINESS:

None

NEW BUSINESS:

ACTION: Commissioner Backer made a motion to re-nominate Commissioner Lindell as Chairman of the Planning Commission. The motion was seconded by Commissioner Anderson.

VOTE: 6 in favor and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes, Hurst – Yes, Favreau – Yes

Review Petition 14-03 Tax Parcel # 1900-200-236

Edward Szczerba Jr stated that the High Roads School of Delaware is leasing space at the property next door to his property. The school has run out of space at its current location and is interested in expanding into space on his property at 2100 Rodman Rd. Mr. Szczerba presented a building plan to the Commission to show the school's proposed plan.

A lengthy discussion followed. Chairman Lindell asked if the school had any plans for school equipment to be installed outside or any other impervious changes. Mr. Szczerba stated that there are no plans for installing outside equipment other than replacement of a fence.

Commissioner Favreau asked the petitioner to explain the fence and flow of traffic. The petitioner showed the fence on the plan and stated that parking should not be an issue. Commissioner Favreau stated that his concern is children walking between the two buildings. The petitioner stated that the children use the parking lot for recess under close adult supervision.

In response to a question from Chairman Lindell, Mr. Szczerba stated that the Fire Marshal's maximum capacity in the current building is 50 people. Code Officer Brian Swift stated that the maximum load at the subject property is 31 people. Mr. Szczerba also stated that there will be no more than four additional vehicles and no students drive their own vehicles.

Commissioner Skipski asked how the kids would be impacted if the school had to move. Mr. Szczerba stated that it would create a hardship for the children to have to either travel or attend a different school.

Mr. Szczerba stated that the High Road School has invested about \$20,000 in upgrades to the building to prepare for an expansion.

Town Manager John Giles stated that the property is located in a significant flood area and asked about an evacuation plan. Town Manager Giles also stated that there are mandatory regular parking and handicap parking requirements.

ACTION: Commissioner Backer made a motion to amend the motion to approve recommendation of Petition 14-03 requiring the petitioner to clean up the property as an additional condition. The motion was seconded by Commissioner Hurst.

VOTE: 6 in favor and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes, Hurst – Yes, Favreau – Yes

ACTION: Commissioner Skipski made a motion to recommend approval of Petition 14-03 with the conditions that the petitioner develop an emergency plan to ensure that kids are evacuated out of the area in case of flooding and the petitioner must comply with mandatory handicap and parking regulations. The motion was seconded by Commissioner Hurst.

VOTE: 5 in favor, 1 oppose and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes, Hurst – Yes, Favreau – No

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: Commissioner Backer made a motion to adjourn the meeting. The motion was seconded by Commissioner Hurst.

VOTE: 6 in favor and 1 absent Motion carried

Lindell – Yes, Backer – Yes, Swain – Absent, Anderson – Yes, Skipski – Yes, Hurst – Yes, Favreau – Yes

At this time, the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the March 18, 2014 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

CHAIRMAN LEON BACKER, SECRETARY